

Monday, May 04, 2015

The following action minutes are listed as they were acted upon by the Subdivision Review Board and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. This time is only an estimate and is not to be considered as time guaranteed. The public and applicants are advised to arrive early.

ROLL CALL:

PRESENT: Aeron Arlin-Genet, Ellen Carroll, Leslie Terry, and Glenn Marshall

ABSENT: None

PUBLIC COMMENT PERIOD

- Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

No one coming forward.

CONSENT AGENDA

- February 2, 2015 SRB Minutes

Consent item 2 is approved via voice vote by the County Subdivision Review Board with the abstention of Glen Marshall and is available on file at the office of the Planning and Building Department.

Motion by: Aeron Arlin-Genet

Second by: Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Arlin-Genet, Aeron	x			
Marshall, Glenn			x	
Terry, Leslie	x			

- March 2, 2015 SRB Cancelled Minutes

Consent item 3 is approved via voice vote by the County Subdivision Review Board with the abstention of Glen Marshall and is available on file at the office of the Planning and Building Department.

Motion by: Aeron Arlin-Genet

Second by: Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Arlin-Genet, Aeron	x			
Marshall, Glenn			x	
Terry, Leslie	x			

4. April 6, 2015 SRB Cancelled Minutes

Consent item 4 is approved via voice vote by the County Subdivision Review Board with the abstention of Glen Marshall and is available on file at the office of the Planning and Building Department.

Motion by: Aeron Arlin-Genet

Second by: Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Arlin-Genet, Aeron	x			
Marshall, Glenn			x	
Terry, Leslie	x			

Glenn Marshall: states he will abstain from voting due to not being on the board at the time.

HEARINGS

5. Hearing to consider a request by **JAMES STEVENS** for a Tentative Parcel Map (CO14-0053) to subdivide an existing approximately 5.04 acre parcel into two parcels of 2.52 acres and 2.52 acres each for the purpose of sale and/or development. The proposed project is located within the Residential Suburban land use category at 9522 Los Palos Road, approximately 900 feet north from the intersection of Los Palos Road and Santa Clara Road and approximately 0.58 miles from the City of Atascadero. The site is in the Salinas River sub-area of the North County planning area. Also to be considered is the environmental document. A general rule exemption was issued for this project.

County File Number: SUB2013-00074
 Supervisorial District: 5
Project Manager: Megan Martin

Assessor Parcel Number: 059-091-005
 Date Accepted: November 12, 2014
Recommendation: Approval

Megan Martin, Project Manager: presents staff report via power point.

Jim Stevens, owner: reviews parcel history.

James Winsel, Surveyor: discuss the road widening and requests condition be removed and traffic study be made. Also, discusses the Transfer Development Credit (TDC) program and requests the condition be removed.

Terry Green, Surveyor: discusses the traffic study and TDC program, also requesting to have these conditions removed.

Glenn Marshall: discusses the road widening and discusses the revisions to the conditions. Also, questions the easement that is in in place with Mr. Stevens responding.

Aeron Arlin Genet: questions how many dwelling units are allowed on the current parcel and with the lot split how many units are allowed with Megan Martin responding.

Terry Green, Surveyor: mentions Mr. Stevens reasoning for lot split is to allow his son to build on the

land.

Ellen Carroll: requests clarification on the TDC program requirements with Ms. Nall responding.

Aeron Arlin Genet: discusses the air quality in the county and TDC program.

Karen Nall: discusses the South Atascadero TDC program.

Jim Stevens, applicant: states there is a bus stop about a quarter of a mile from his property.

The Subdivision Review Board notes a General Rule Exemption was issued on April 1, 2015 (ED14-003) and approves Document Number: 2015-005_SRB granting Tentative Parcel Map (CO14-0053) to JAMES STEVENS based on Finding A. through J. in Exhibit A and subject to the Revised Conditions 1 through 17 in Exhibit B; including the revised conditions received in the hand out distributed May 4, 2015. adopted.

Motion by: Glenn Marshall
Second by: Aeron Arlin-Genet

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Arlin-Genet, Aeron	x			
Marshall, Glenn	x			
Terry, Leslie	x			

- 6. Hearing to consider a request by **TOM HILLIARD** for a Tentative Parcel Map (CO12-0065) to subdivide an existing approximately 5 acre parcel into two parcels of 2.5 acres and 2.5 acres each for the purpose of sale and/or development. The proposed project is located within the Residential Suburban land use category at 14284 Sandoval Road approximately 0.3 miles south from the Sandoval Road and Santa Clara Road intersection and approximately 1.1 miles southeast from the City of Atascadero. The site is in the Salinas River sub-area of the North County planning area. Also to be considered is the environmental document. A general rule exemption was issued for this project.

County File Number: SUB2013-00070
 Supervisorial District: 5
Project Manager: Schani Siong

Assessor Parcel Number: 059-181-049
 Date Accepted: February 19, 2015
Recommendation: Approval

Schani Siong, Project Manager: presents staff report via power point. Also, discussing the revised Conditions, adding new Condition #17.

Leslie Terry: comments on the applicant sourcing the on-site well for the vacant parcel.

Paul Hilliard, owner: discusses the option of using the well for water on the second parcel. Comments on the Transfer Development Credits (TDC) program and an exception on this program.

Aeron Arlin-Genet: refers to Ms. Terry regarding the water and the presiding nature of allowing an either or based on Title 19 with Leslie Terry responding.

Leslie Terry: recommends eliminating the Standard Stock Conditions for Individual and Septic tanks, page 7 and 8.

Glenn Marshall: questions what use would the existing well have with Leslie Terry responding.

Glenn Marshall: suggests adding Finding J from previous item, Stevens project.

Chairperson Carroll: clarifies the location of the suggested addition of Finding J.

Aeron Arlin-Genet: refers to additional item included in the Attachment 2 of the prior project (Stevens), Under Miscellaneous, read condition into record, added as new number 16.

Paul Hilliard, applicant: questions the relevance of adding this condition with Ms. Arlin-Genet responding.

The Subdivision Review Board notes a General Rule Exemption was issued on April 1, 2015 (ED14-178) and approves Document Number: 2015-006_SRB granting Tentative Parcel Map (CO12-0065) to TOM HILLIARD based on the Revised Findings A. through J. in Exhibit A and subject to the Revised Conditions 1 through 19 in Exhibit B; adding new Finding J. under Road Improvements to read "In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within one year after recordation of the parcel map and prior to issuance of a permit or other grant of approval for development on a parcel."; adding new Condition 16 under Miscellaneous to read "Prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105). An exemption request must be filed with the APCD." and removing the Stock Conditions for "Approval For Subdivisions Using Individual Wells and Septic Tanks"(page 7 and 8 of Attachment 2). adopted.

Motion by: Leslie Terry
Second by: Glenn Marshall

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	X			
Arlin-Genet, Aeron	X			
Marshall, Glenn	X			
Terry, Leslie	X			

PLANNING STAFF UPDATES

7. This is the time staff provides updates to the Review Authority for items not on the agenda.

None.

ADJOURNMENT

Next Scheduled Meeting: June 1, 2015, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Nicole Retana, Secretary
Subdivision Review Board

Minutes will approved at the June 1, 2015 Subdivision Review Board meeting.